

**VILLAGE OF HOLLY  
HISTORIC DISTRICT COMMISSION  
Minutes of November 18, 2021**

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Commissioner Kullis called the meeting of the of the Historic District Commission of the Village of Holly to order at 7:09 p.m.

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**Members Present**

William DiSessa Holly, MI  
George Kullis, Holly, MI  
Mike McCanney, Holly, MI  
Josh Murphy, Holly, MI

**Members Absent**

Cari Cucksey,  
Timothy Terpening,  
James Perkins

**Others Present:**

Ron Campbell

**Staff Present**

Jeremy Watson  
Lisa Lawrence  
Meghan Jones

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**CALL TO ORDER**

7:09 pm

**ROLL CALL**

**Excused Member**

Cari Cucksey  
Tim Terpening

**Motion by Kullis support by DiSessa to excuse Cucksey**

**Motion by Josh support by McCanney to excuse Terpening**

**APPROVAL OF THE MINUTES**

Motion by Murphy, seconded by DiSessa to approve the meeting minutes for October 14, 2021.  
Motion Carries 4 to 0

**APPROVAL OF THE AGENDA**

Motion by DiSessa, seconded by McCanney to approve the agenda.  
Motion Carries 4 to 0

**STATEMENT OF PURPOSE**

Read by Kullis:

The mission of the Holly Historic District Commission is to safeguard the heritage of the Village of Holly by preserving the historic districts in the Village that reflect elements of the Village's history, architecture, archeology, engineering, or culture. The goal of the commission's work is to stabilize and improve property values in the historic districts and the surrounding areas, foster civic beauty, strengthen the local economy and promote the use of the historic districts for the education, pleasure and welfare of the citizens of Holly.

**PRESENTATION**

Mr. Ron Campbell, AIA, Principal Planner/Preservation Architect presented a PowerPoint refresher about; why the Historic Districts were created, Terminology, and gave interactive examples of case studies.

Historic preservation 1966 and has been reinforced by the United States court. "You" are not taking ownership on someone's property; "you" are simply putting guidelines on how they can use it and hold it. It'd be very similar to zoning, oversee zoning. Example, someone can't build an industrial building in a residential area. It is the same concept; "you're" in charge of the exterior and the external only.

Act 169 of 1970 gave Michigan CVT (Communities, Villages, and Townships)

The right to establish historic districts, took out of federal/state control and but in local control.

The case Mr Campbell reviewed 1978, went to the U.S Supreme Court and they ruled that Historic Districts are within the best interests of the community and it's not possession or taking of land it's simply covering it.

Why was the Historic Districts created? Created to protect the Nations Heritage. Foster, learn about it, teach about and attract visitors.

In May 2022, Holly will hold the 42<sup>nd</sup> Michigan Historic Preservation Network (MHPN)

Great Michigan road trip maps, Holly Heritage farm, along with the Ellis Farm.

Holly is one of the smallest places to ever host this event. In a very competitive competition on who would hold the 2022 event, we won in the running including top choice Northville and won that vote.

Terminology:

We tend to group everything under preservation, but technically there are 4 categories.

**Preservation** – repair rather than replace

**Restoration** – return to what it was in an important period of history

**Reconstruction** – make it look like it did inside and out

**Rehabilitation** – underused – making it useable

- Depot in Holly would be considered rehabilitation

Case Studies

1. Add second story – in a national historic district – 50 + years old
  - Council gives great suggestions
  - Midcentury modern – could add a second floor to make it look modern
  - Setbacks would it change appears of this second story
  - HDC thought it would – shows a picture – kept the street view
2. House in historic district – connect a breezeway to a garage built later
  - shows the proposed
  - building in the middle would ruin the exterior

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- the roof is the only thing that projects in front of the garage that was there originally, save that portion of the roof, recess the rest of it and rather than making it all siding put windows in there and so that it has a sense of airiness to it; connect it in your same floor edition goes away.
  - no final picture, demonstration on how you interpret drawings
  - both pictures change the house and the relationship with the breezeway
3. Old brick building in shopping historic district
- picture windows in a store front
  - get rid of mercury light
  - repaint brick
  - -removing paint can be costly

Closing regards

Chairman Kullis next job is to start reaching out to the community and those people living in the historic district to help them understand how this affects the community. Thanking Mr. Campbell as always for taking the time and walking us through this and emailing this to all of us.

Fire Marshal Watson sharing an email/report from Nicole Edwards about a public hearing for the New State Historic Preservation Tax Credit which will be held December 10<sup>th</sup> in the Lake Michigan room, at the Michigan Economic Development Corporation building 300 North Washington Square in Lansing. Hyperlink at the bottom of the email for more information

Secondly, CLG status making headway not completed yet, but should be completed soon. Hopefully, have that completed by the January HDC meeting moving forward.

December 9<sup>th</sup> at 7 pm is our next meeting and as it stands, we do not have anything on the agenda, that is up for review.

**PUBLIC COMMENT (non-agenda items)**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

none

**COMMISSION & STAFF COMMENTS**

Commissioner Murphy liked the presentation

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Commissioner DiSessa great refresher; at the Michigan Historic Preservation Network having some booth or presentation at the event since we are hosting it, such as a big board, on what we have accomplished. Putting that on the agenda for December or possible Jan or Feb

Chairman Kullis create photo opportunities of some of the projects we've accomplished HDC board changes and personnel change and here are some of the things we have done

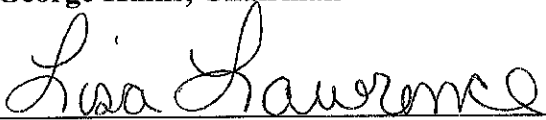
Fire Marshal Watson suggestion having picture boards, educate the public on application process, HDC parcels and districts with each one listed that they can come up can check their properties there is large map.

**ADJOURNMENT**

Motion by Chairman Kullis to adjourn the meeting at 7:55 p.m.

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**George Kullis, Chairman**



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**Lisa Lawrence, Deputy Clerk/Treasurer**